

ACCESS AND UTILITY EASEMENT

Black Gold Land Company, LLC, a Wyoming limited liability company, GRANTOR, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00) and other good and valuable consideration the receipt of which is hereby acknowledged, does hereby grant and retain for itself, GRANTEE, and its successors and assigns, a sixty foot wide (60) non-exclusive, non-restrictive, appurtenant access and utility easement over and across the land shown on the map attached hereto as Exhibit A and legally described on Exhibit B attached hereto (hereinafter "Easement Route"). These Exhibits are incorporated herein.

Grant of Easement. Grantor grants this easement over and across said Easement Route to and for the mutual and reciprocal benefit of the lands described as T57N, R84W, Sections: 3, 4, 5, 9, 10, 11, 12, 13, 14, 15, 20, 21, 22, 23, 28 and 27 and also to access any lands Grantee so desires for the use by Grantee, its guests and invitees, and its successors and assigns. Grantee may freely assign the right to use the Easement Route for any legal use to any individual or entity it so chooses in Grantee's sole discretion. This easement burdens the property over which the Easement Route travels and as much of any related property owned by Grantor at this time as is necessary to preserve and maintain such Easement Route.

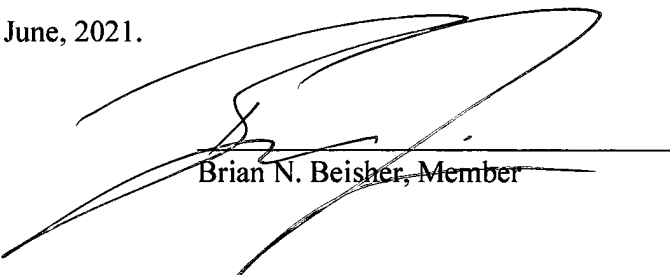
Intent and Purpose of Easement. Grantor's intent and purpose of this easement is to provide the non-exclusive right of ingress and egress, and the right to install, repair, replace and maintain utilities, across the Easement Route for the Benefitted Lands, and for any use and to access any lands Grantee or its successors and assigns so desires.

Neither Grantor nor its successors shall bear any responsibility or liability to any person or entity using the Easement Route by reason of this easement. Anyone disturbing the surface of the Easement Route shall reclaim the same to its condition before the disturbance.

Neither Grantee nor Grantor, or the subsequent owners of the benefitted and burdened properties, shall install or construct a gate of any sort across the easement route, or allow any such gate to be installed, constructed or maintained. Cattle guards shall be installed and maintained to avoid the necessity of gates and to control livestock. A gate or gates would constitute an unreasonable infringement of the easement route, and any structure that would inhibit the free movement across the easement route by requiring slowing down or exiting a vehicle is expressly not allowed.

This easement shall run with the land, and this easement shall not merge from common ownership of the benefitted and burdened property.

WITNESS my hand this 25TH day of June, 2021.


Brian N. Beisher, Member

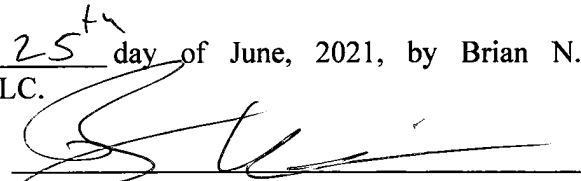


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FEES: \$21.00 PK EASEMENT
EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

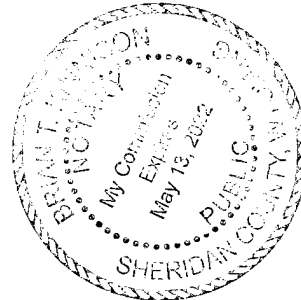
STATE OF WYOMING)
)ss.
COUNTY OF SHERIDAN)

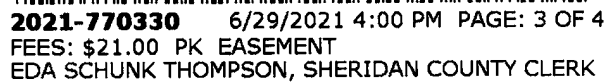
This instrument was acknowledged before me on the 25th day of June, 2021, by Brian N. Beisher, as Member of Black Gold Land Company, LLC.

WITNESS my hand and official seal.

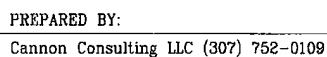

Signature of Notarial Officer
Title: Notary Public

My Commission expires: 5-13-22





OF ACCESS AND UTILITIES EASEMENT BEING A 60 FOOT WIDE STRIP OF LAND IN SECTION 22, SECTION 27, AND THE SE¼ SECTION 15, ALL IN TOWNSHIP 57 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING CONTAINING AN AREA OF ±12.04 ACRES



FOR: BLACK GOLD LAND CO
SHERIDAN, WY

Date: 6/16/21

LEGAL DESCRIPTION

OF ACCESS AND UTILITIES EASEMENT BEING A 60 FOOT WIDE STRIP OF LAND IN SECTION 22, NORTH HALF (N1/2) SECTION 27, AND THE SOUTH EAST QUARTER (SE1/4) SECTION 15, ALL IN TOWNSHIP 57 NORTH, RANGE 84 WEST, 6TH PRINCIPAL MERIDIAN, SHERIDAN COUNTY, WYOMING, BEING 30 FEET ON EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

COMMENCING AT THE, SOUTH QUARTER (S1/4) CORNER SAID SECTION 22; THENCE S 71°13'45" W, 1780.78 FEET, TO THE CENTERLINE OF COUNTRY NIGHTCLUB ROAD LYING AT THE END OF COUNTY ROAD, BEING THE POINT OF BEGINNING SAID EASEMENT; THENCE N 08°38'02" E, 327.23 FEET, ALONG THE CENTERLINE OF EXISTING ASPHALT ROAD; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 2010.72 FEET, AN ARC LENGTH OF 514.00 FEET, A DELTA OF 14°38'47", AND A CHORD OF N 00°25'31" E, 512.60 FEET, CONTINUING ALONG SAID CENTERLINE; THENCE N 07°15'26" W, 561.87 FEET, ALONG SAID CENTERLINE; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 600.85 FEET, AN ARC LENGTH OF 564.94 FEET, AND A DELTA OF 53°52'17", AND A CHORD OF N 20°36'39" E, 544.36 FEET, ALONG SAID CENTERLINE; THENCE N 47°04'15" E, 302.78 FEET, LEAVING SAID CENTERLINE OF EXISTING ASPHALT ROAD AND ALONG CENTERLINE OF EXISTING DIRT ROAD 1; THENCE N 42°46'45" E, 233.11 FEET, CONTINUING ALONG CENTERLINE OF EXISTING DIRT ROAD 1; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 2729.72 FEET, AN ARC LENGTH OF 998.25 FEET, A DELTA OF 20°57'11", AND A CHORD LENGTH OF N 24°35'44" E, 992.70 FEET, ALONG SAID CENTERLINE OF EXISTING DIRT ROAD 1; THENCE N 12°14'45" E, 251.25 FEET, ALONG SAID CENTERLINE OF EXISTING DIRT ROAD 1; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 1093.33 FEET, AN ARC LENGTH OF 500.39 FEET, A DELTA OF 26°13'23", AND A CHORD OF N 01°36'01" W, 496.04 FEET, ALONG SAID CENTERLINE OF EXISTING DIRT ROAD 1; THENCE N 15°34'28" W, 151.03 FEET, ALONG SAID CENTERLINE OF EXISTING DIRT ROAD 1; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 792.62 FEET, AN ARC LENGTH OF 483.55 FEET, A DELTA OF 34°57'15", AND A CHORD OF N 32°41'40" W, 476.08 FEET, CONTINUING ALONG SAID CENTERLINE OF EXISTING DIRT ROAD 1; THENCE N 60°05'47" W, 421.62 FEET, CONTINUING ALONG SAID CENTERLINE OF EXISTING DIRT ROAD 1; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 976.14 FEET, AN ARC LENGTH OF 289.60 FEET, A DELTA OF 16°59'54", AND A CHORD OF N 51°21'36" W, 288.54 FEET, CONTINUING ALONG SAID CENTERLINE OF EXISTING DIRT ROAD 1; THENCE N 40°51'50" W, 172.53 FEET, CONTINUING ALONG SAID CENTERLINE OF GRAVEL ROAD 1 TO THE CENTERLINE OF GRAVEL ROAD 2; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 161.09 FEET, AN ARCH LENGTH OF 99.31 FEET, A DELTA OF 35°19'19", AND A CHORD OF N 59°13'44" E, 97.74 FEET, CONTINUING ALONG SAID CENTERLINE OF EXISTING DIRT ROAD 2; THENCE N 78°02'32" E, 101.50 FEET, CONTINUING ALONG SAID CENTERLINE OF EXISTING DIRT ROAD 2; THENCE N 81°51'33" E, 714.38 FEET, CONTINUING ALONG SAID CENTERLINE OF EXISTING DIRT ROAD 2; THENCE THROUGH A CURVE TO THE LEFT HAVING A RADIUS OF 412.58 FEET, AN ARC LENGTH OF 526.99 FEET, A DELTA OF 73°11'08", AND A CHORD OF N 45°07'51" E, 491.89 FEET, CONTINUING ALONG SAID CENTERLINE OF EXISTING DIRT ROAD 2; THENCE N 05°09'45" E, 473.02 FEET, CONTINUING ALONG SAID CENTERLINE OF EXISTING DIRT ROAD 2; THENCE THROUGH A CURVE TO THE RIGHT HAVING A RADIUS OF 3772.47 FEET, AN ARC LENGTH OF 737.72 FEET, A DELTA OF 11°12'16", AND A CHORD OF N 11°57'45" E, 736.55 FEET, CONTINUING ALONG SAID CENTERLINE OF EXISTING DIRT ROAD 2; THENCE N 19°35'28" E, 318.24 FEET, CONTINUING ALONG SAID CENTERLINE OF EXISTING DIRT ROAD 2 TO A POINT BEING THE POINT OF TERMINUS SAID EASEMENT AND LYING N 39°48'30" E, 1707.07 FEET, FROM THE NORTH QUARTER (N1/4) CORNER SAID SECTION 22; CONTAINING AN AREA OF +/- 12.04 ACRES MORE OR LESS,



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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK

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EDA SCHUNK THOMPSON, SHERIDAN COUNTY CLERK
WILCOX AGENCY
SHERIDAN WY 82801